



# To Let

## Café/Restaurant Premises

37 Pink Lane  
Newcastle upon Tyne  
NE1 5DW

- Former restaurant
- Ground Floor 800 ft<sup>2</sup> plus ancillary
- Basement kitchen & stores 840 ft<sup>2</sup>
- Nearby The Forth, The Town Wall & Rafferty's Bar
- Close to Central Station
- Suitable for other uses

Also at Portland House  
Belmont Business Park  
Durham DH1 1TW  
Regulated by RICS

### Location

The property is situated on Pink Lane adjoining Rafferty's Bar close to Clayton Street West in the centre of Newcastle upon Tyne. Pink Lane links Central Station to Clayton Street West comprising specialist retail and leisure users. Other nearby include The Forth, The Town Wall, Prohibition and Pink Lane Coffee.

### Description

Comprises ground floor former restaurant with ladies, gents and disabled washrooms with space for approximately 50 covers. To the basement is the kitchen together with preparation and storage rooms. The kitchen can serve the trading floor via a dumb waiter.

### Accommodation

The property briefly comprises as follows:-

	ft2	m2
<b>Ground Floor</b>		
Trading Area	802	74.51
Ladies, Gents & Disabled WC		
<b>Basement</b>		
Kitchen	358	33.26
Stores	382	35.49

### Tenure

A new Lease is available at a commencing annual rental of **£15,000** for a term of years to be agreed (minimum **3** years) on an effective FRI basis subject to **3** yearly Rent Reviews.

### Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

### Viewing

Contact – **Marc Weaver** or **Alexa Reavley**

- [mjw@lofthouseandpartners.co.uk](mailto:mjw@lofthouseandpartners.co.uk)
- [alexa@lofthouseandpartners.co.uk](mailto:alexa@lofthouseandpartners.co.uk)
- **0191 5658844**

### VAT

Figures quoted exclude VAT where chargeable.

### Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£12,500**. The Uniform Business Rate for the Rates Year 2021/2022 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

**Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification.**

### Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

### Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

### Ref

C3785

### EPC

Energy Rating C